



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 03/11/05

Project No. PA

Coordinator: Greg Williams

Case No.

Project Name: Windmill Ranch

Project Location: 35605 N. Windmill Road, Scottsdale, AZ 85262

Property Details:

☒ Single-Family Residential
 ☐ Multi-Family Residential
 ☐ Commercial
 ☐ Industrial
 Current Zoning: R1 - 35 ESL Proposed Zoning: R1 - 35 ESL
 Number of Buildings: N/A Parcel Size: N/A
 Gross Floor Area/Total Units: N/A Floor Area Ratio/Density: N/A
 Parking Required: N/A Parking Provided: N/A
 Setbacks: N - S - E - W -

Description of Request:

The proposed Windmill Ranch Development is situated near the intersection of Stagecoach Pass and Windmill Road in the Upper Desert formations of the City of Scottsdale Sonora Desert.

The intent of this developer is to create an environmentally friendly, low-density community totalling eight (8) home sites even though current zoning of this site (R1-35) would support approximately sixteen (16) home sites.

The proposed concept of this development proposes that each of the eight (8) homes be situated on approximately two (2) acre sites. Further, each of the homes and the proposed infrastructure placement shall include a marriage of effort to minimize the disturbance to this special piece of the Sonora Desert with focus on preservation of the unique view corridors that this site offers to its future residences.

This development approach will yield far more open space than if developed to its allowable density under its current zoning, hence, it will enhance the value of the surrounding properties while preserving the natural beauty of the Scottsdale's Sonora Desert.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

WINDMILL AND STAGECOACH PASS CONTEXT SITE PLAN

02/18/05

APN 21634241

ZONING RI-190 EBL
APN 21634011A

ZONING RI-43 EBL (HD)
APN 21634009K



4-PP-2005
03/08/05



60 0 30 60 120
(IN FEET)
1 inch = 60 ft.



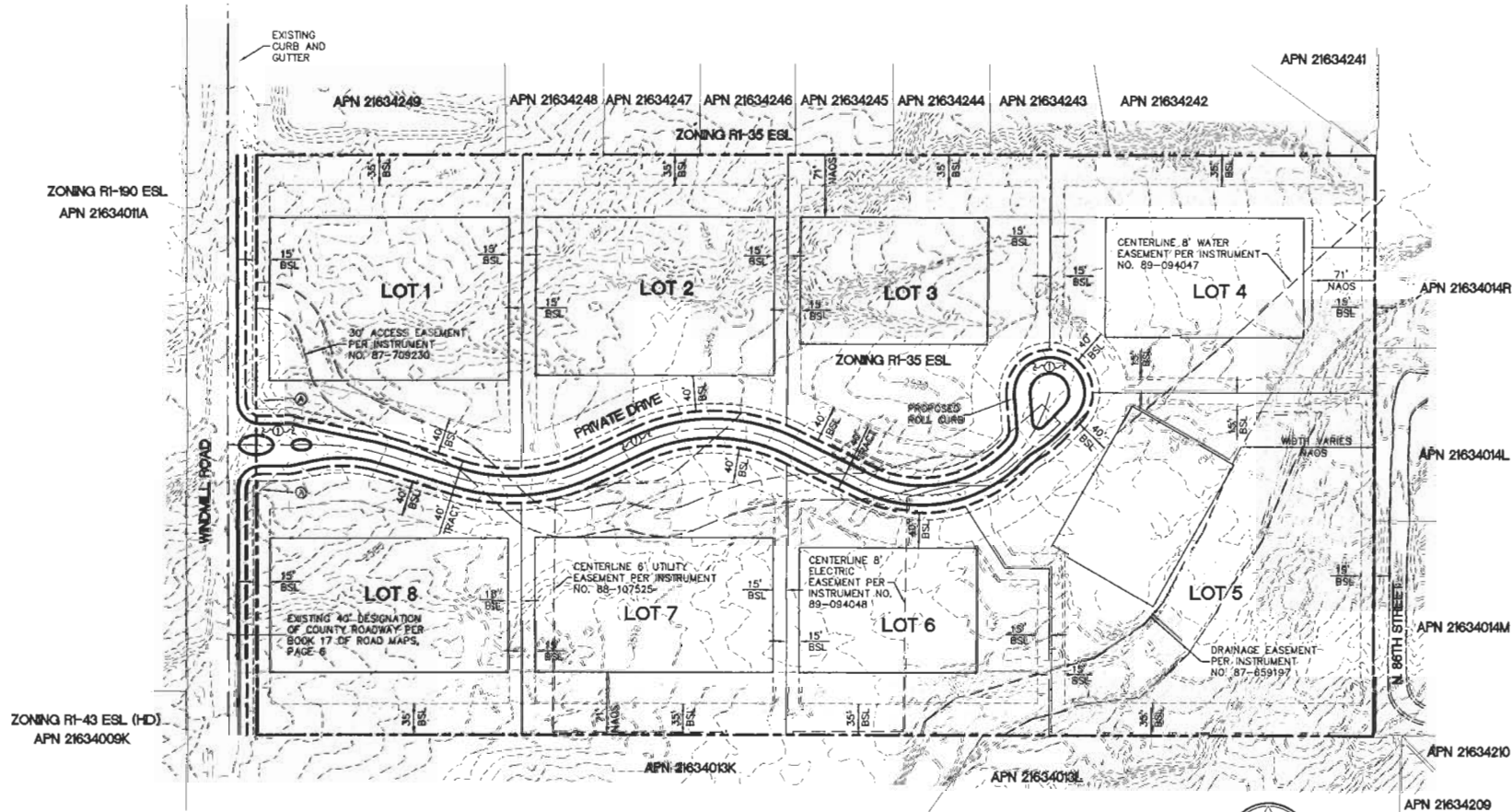
**PRIMAS AND
ASSOCIATES**
CONSULTING
ENGINEERS

4-PP-2005

03/08/05

WINDMILL AND STAGECOACH PASS SITE PLAN

02/18/04



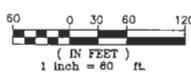
- LEGEND**
- PROPOSED BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - EXISTING CONTOUR 5'
 - EXISTING CONTOUR 1'
 - (ON SITE OPEN SPACE (NAOS))

GENERAL NOTE

1. 8'-FT PUBLIC UTILITY EASEMENT WILL BE PROVIDED ON BOTH SIDES OF THE STREETS.
2. ALL STREETS ARE PRIVATE.
3. ALL STREETS AND TRACTS SHALL BE MAINTAINED BY IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND STIPULATIONS.
4. PROPOSED BOUNDARY SUBJECT TO CLIENT APPROVAL.
5. CUL-DE-SAC PER CITY OF SCOTTSDALE SECTION 3.1 FIGURE 3.1-24
6. GATED ENTRY MINIMUM REQUIREMENT PER C.O.S. SECTION 8.1 FIGURE 8.1-1
7. NAOS CONFIGURATIONS AREA PRELIMINARY AND SUBJECT TO CLIENT APPROVAL.
8. REFER TO SLOPE ANALYSIS EXHIBIT FOR NAOS CALCULATION.

KEYNOTE

- ① ASPHALT PAVING



SITE DATA

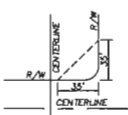
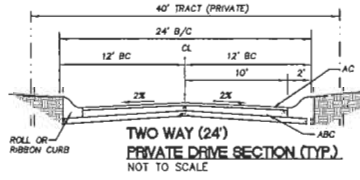
Q.S. 60-48
 APN 216-34-0170
 EXISTING ZONING = R1-35 ESL
 GROSS AREA = 19.74 AC
 NET AREA = 18.32 AC
 NUMBER OF RESIDENTIAL UNITS = 8
 APPROX. DENSITY = 0.42 UNITS/AC
 NAOS REQUIRED = 260,349.56 SF
 NAOS PROVIDED = 262,279.61 SF

BENCHMARK

N.E. COR. SECTION 1, T.5N., R.4E., MARICOPA COUNTY
 BRASS CAP IN HANDHOLE, DOWN 0.6' AT THE
 INTERSECTION OF PRIMA ROAD AND STAGECOACH PASS.
 CITY OF SCOTTSDALE NAVD 88 DATUM BEING SCOTTSDALE
 POINT NUMBER 1012 WITH ELEVATION OF 2,561.11.

UTILITY PROVIDER

SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	RURAL METRO
ELEC.	ARIZONA PUBLIC SERVICE
TELE.	U.S. WEST
CABLE	COX CABLE
GAS	SOUTHWEST GAS



**TYPICAL SITE
 DISTANCE EASEMENT (S.D.E.)**
 NOT TO SCALE



**PRIMA AND
 ASSOCIATES**
 CONSULTING
 ENGINEERS